



The
LEE, SHAW
Partnership

118 Granville Drive
Kingswinford



SURPRISINGLY SPACIOUS HOME

This substantial, extended 4 bedroom Detached Family Home has been improved and updated and provides surprisingly spacious, well planned accommodation where inspection is essential to fully appreciate.

The property enjoys a popular location on Granville Drive and is well placed for amenities on Bromley Lane with both Crestwood & Bromley Hills School within walking distance, including a Tesco Express and further amenities available in Kingswinford, making it convenient.

With gas central heating, UPVC double glazing and comprising: Porch, Hall, Lounge, Sitting Room, Breakfast Kitchen, Landing, 4 Bedrooms, refitted Bathroom & separate Toilet. There is a single Garage, Block Pave Driveway to front providing off road parking and Rear garden.

OVERALL, AN IMPROVED FAMILY HOME AVAILABLE WITH NO ONWARD CHAIN. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with composite double glazed front door, 2 UPVC double glazed side windows, tiled floor and glazed doors to the Reception Hall having stairs to 1st Floor with spindle balustrade, radiator and door to Lounge & Sitting Room.





The Lounge has a UPVC double glazed bow window, radiator, electric fire, and glazed doors to Sitting Room.

The generous size Sitting Room has a brick fireplace with tiled hearth and mantel, radiator, door to Hall, UPVC double glazed patio door to Garden and glazed door to Breakfast Kitchen.

The Breakfast Kitchen has a range of modern oak style wall and base cupboards, drawer unit, sink and mixer tap, Siemens built-in double oven with cupboard above and drawers below, Bosch gas hob with cookerhood over, integrated Bosch dishwasher, Hotpoint integrated washing machine, White Knight integrated tumble dryer, Bosch integrated fridge, table space, tiled floor, UPVC double glaze rear window, Glow-worm gas central heating boiler (in cupboard) side UPVC double glazed patio door to Garden, under cupboard lights, radiator and door to Garage.

On the 1st Floor, there is a Landing having loft access (with ladder and being part boarded), spindle balustrade to stairs, Airing Cupboard (with tank) and doors to 4 Bedrooms, Bathroom and Toilet.

Bedroom 1 has 2 UPVC double glazed windows and radiator. Bedroom 2, at the front, has a double and single wardrobe with bridging top cupboards, radiator and UPVC double glazed window. Bedroom 3 is also at the front with UPVC double glazed window, radiator and double and single built-in wardrobe. Bedroom 4 has been extended to the front, with top cupboards, built-in double wardrobe, UPVC double glazed window and radiator.





AVAILABLE WITH NO ONWARD CHAIN

There is a refitted Bathroom having a white bath, wide worktop with inset basin and vanity cupboards below, shower cubicle with curved screen door, white ladder radiator, obscure UPVC double glazed window, X-pelair and wall tiling. There is a refitted separate Toilet with white WC, part tiled walls and obscure UPVC double glazed window.

The single Garage has part glazed timber entrance doors, strip lights, power point and there is a Store (below stairs).

The Rear Garden has 3 levels with patio having low dry stone wall, three steps to side with pathway, middle area with lawn and further low dry stone wall to raised side Shrub border with chippings, and low dry stone wall to the third level, also with lawn and rear conifers. There is a shed to the corner and rear tap.

At the front of the property, there is a block paved Driveway, providing off-road parking with corner gravel area having shrub planting.

Tenure: Freehold. Construction: brick with a pitched tiled roof. Services: All mains services are connected. Broadband/Mobile coverage: Visit: checker.ofcom.org.uk/en-gb/broadband-coverage. Council Tax Band D.





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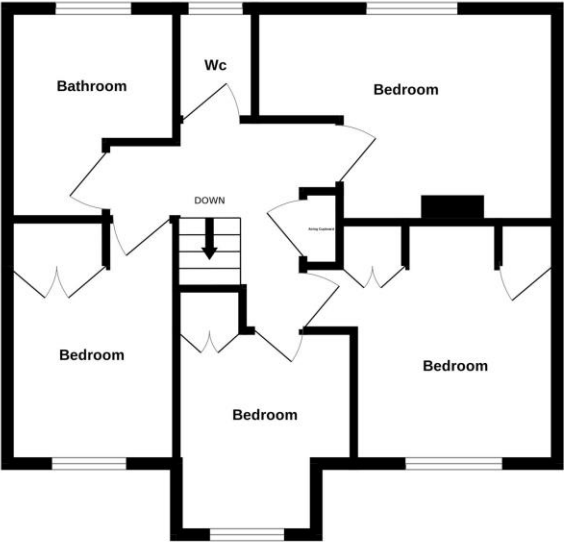
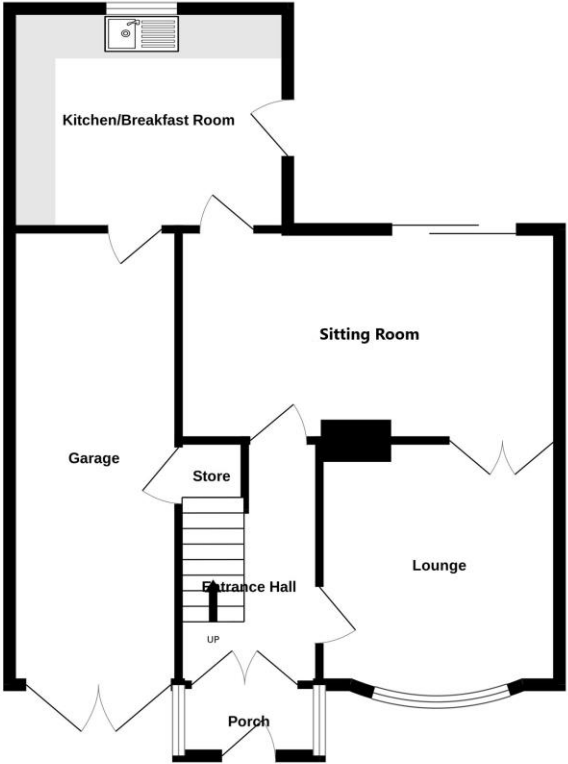
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Ground Floor

1st Floor

Porch
Hall
Lounge: 11'5" x 10'11" (3.49m x 3.32m)
Sitting Room: 17'10" x 9'8" (5.43m x 2.96m)
Breakfast Kitchen: 13'11" x 10'11" (4.24m x 3.09m)
Landing
Bedroom 1: 14'9" x 9'9" (4.49m x 2.99m)
Bedroom 2: 10'11" x 9'1" (3.35m x 2.77m)
Bedroom 3: 10' x 8'11" (3.05m x 2.72m)
Bedroom 4: 9'6" x 8'6" max (2.91m x 2.60m)
Bathroom: 8'11" x 8'2" (2.72m x 2.50m)
Separate Toilet
Garage: 19' x 8'11" (5.79m x 2.72m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026

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VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

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